

LOCATION MAP
NOT TO SCALE

SITE DATA CHART:

- OWNER: MALCOLM B. BLANKENSHIP JR
2250 GODBEY RD
WOODLEAF, NC 27054
DEVELOPER: SUMMIT GROUP, INC.
2701 S. MINNESOTA, SUITE 6
SIOUX FALLS, SD 57105
- PIN: 02507107
- ZONING: EXISTING R17-MF AND I-1
PROPOSED ZONING: B-D:
- YARDS:
R-17MF MULTI-FAMILY(EXISTING)
FRONT: SETBACK(STATESVILLE ROAD): 30 FEET
SIDE: 10 FEET
REAR: 40 FEET(50' ADJOINING SINGLE FAMILY USE)

I-1INDUSTRIAL LIGHT(EXISTING)
FRONT: SETBACK(STATESVILLE ROAD): 20 FEET
SIDE: 0 OR 5 FEET
REAR: 10 FEET

B-D DISTRIBUTIVE BUSINESS(PROPOSED)
FRONT: SETBACK(STATESVILLE ROAD): 20 FEET
SIDE: 0 FEET
REAR: 0 FEET
- BUILDING HEIGHT: 4 STORIES
- TOTAL SITE AREA = 2.557 AC.
- PUBLIC WATER & SANITARY SEWER
- NCDOT PROJECT NUMBER: R-2248D SHEET 38

CONDITIONAL NOTES:

GENERAL PROVISIONS

- THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS CONDITIONAL SITE PLAN (THE "PLAN") IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE.
- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, SCREENING, TREE ORDINANCE, ETC.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 30 FEET. ALL SUCH LIGHTING WILL BE FULL CUT-OFF FIXTURES.
- STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN ANY SETBACK.
- FOR PROJECT WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMP'S) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPED RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMP'S MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICE MANUAL.
- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUILT-UPON AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS.
- FOR COMMERCIAL PROJECTS WITH LESS THAN 24% BUILT-UPON AREA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YEAR, 6-HOUR STORMS.

PERMITTED USES

- THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE B-D STANDARDS OF THE ORDINANCE IN A SINGLE BUILDING MEETING THE MORE STRINGENT OF THE B-D STANDARDS OR THE PLAN.

ACCESS POINTS (DRIVEWAYS AND PUBLIC STREET / RIGHTSOFWAY).

- ACCESS TO THE SITE SHALL OCCUR VIA THE OLD US 21 RIGHT OF WAY AS GENERALLY DEPICTED ON THE PLAN. DIRECT VEHICULAR ACCESS TO THE PROPERTY FROM THE REALIGNED US 21 SHALL BE PROHIBITED.
- THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ALONG OLD US 21 IS SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- IF AT ANY POINT IN THE FUTURE THE, OR A PORTION OF THE OLD US 21 RIGHT OF WAY (LOCATED ALONG THE WESTERN PROPERTY BOUNDARY) IS ABANDONED RESULTING IN ADDITIONAL LAND BEING ADDED TO THE SITE, THOSE AREAS OF LAND MAY BE UTILIZED FOR THE EXPANSION OF THE DEVELOPMENT OF THE SITE, SO LONG AS THE REQUIREMENTS OF THE ORDINANCE AND B-D DISTRICTS STANDARDS ARE SATISFIED. SUCH EXPANSION MAY INCLUDE, BUT IS NO LIMITED TO, STORM WATER MEASURES, PARKING, LANDSCAPING, SCREENING, SETBACKS, BUFFERS AND THE SIZE OF THE BUILDING (OR NUMBER OF ROOMS).
- IN NO INSTANCE SHALL THE ABANDONMENT OF RIGHT OF WAY MODIFY OR IMPACT ACCESS TO THE SITE WITHOUT THE LAND OWNER'S WRITTEN CONSENT.

AMENDMENTS TO REZONING PLAN

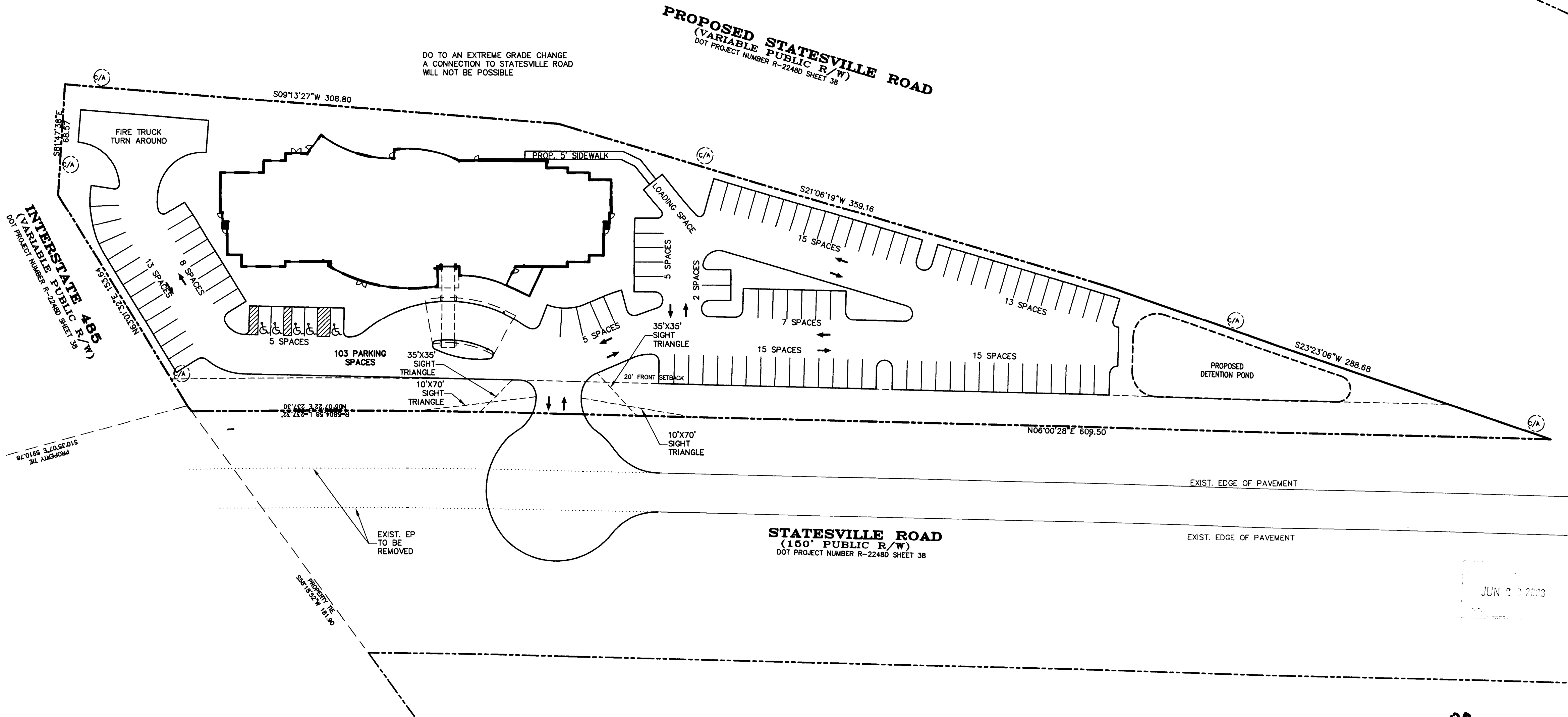
- FUTURE AMENDMENTS TO THE PLAN AND THESE DEVELOPMENT NOTES MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

BINDING AFFECT OF THE REZONING APPLICATION

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AN INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

PARKING SUMMARY

MAXIMUM BUILDING SQUARE FOOTAGE: 13,000 SQUARE FEET
PARKING SPACES PROVIDED: 103 SPACES
SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE MET.
TREE PLANTING REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET IN THE PLANTING STRIPS.
BICYCLE PARKING REQUIREMENTS OF SECTION 12.202(A) WILL BE MET.
EXISTING TREES SHALL COUNT TOWARD STREET TREE CRITERIA
SUPPLEMENTAL TREES WILL BE ADDED IF NECESSARY TO SATISFY URBAN FORESTRY REQUIREMENTS.



JUN 9 2008

08-128

FOR PUBLIC HEARING
PETITION NUMBER 2008-

STATESVILLE ROAD AND I-485
STATESVILLE ROAD
CHARLOTTE, NORTH CAROLINA

SITE PLAN

File #: 08170-RZ.dwg Date: 06/20/08 Project Egr: BTU
Design By: CBH/WDP
Drawn By: CBH/WDP
Scale: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C1.0

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	WDP	6/8/08	PER CITY COMMENTS

